

**MINUTES OF A SPECIAL MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING**

November 9, 2016

President Paul Lorey called the Special Meeting of the Jasper Plan Commission to order at 6:30 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Lisa Schmidt	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Absent
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Absent	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Earl Schmitt	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

STATEMENT

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of River Centre, LLC, (Boxer Girl, LLC, as owner) for approval of a Planned Unit Development (PUD)

Attorney Bill Kaiser, of Bingham, Greenebaum Doll, was present on behalf of Jane Hendrickson, developer for Boxer Girl, LLC, to request approval of a Planned Unit Development (PUD) on the former Jasper Cabinet Company site including the north bank of the Patoka River near the Jasper Train Depot. The mixed-use development would have retail, housing, office space and a hotel. The proposed PUD covers the 8-acre property bordered by the Patoka River to the south, Second Street to the north, Jackson Street to the west and Third Avenue to the east. A power point presentation displayed the location of the proposed hotel, the housing units, retail space while also showing a site plan of the parking and access into the complex. The main access for vehicles would be off Jackson Street. Also, a right-in-right-out turn may be incorporated off of Highway 164 for access to the hotel.

Jim Dora, of General Hotels Corporation, appeared before the board to introduce his intent to construct a 68-room hotel on the east side of the development. The 4-story hotel measures 60,000 square feet. Mr. Dora said although he could not reveal the name of the hotel at this time, plans are to break ground in the spring of 2017.

Discussion regarding signage for the property was lengthy due to the large amount of square feet proposed. According to the proposed PUD, it allows up to 500 square feet of signage per building façade; a total of 4,000 square feet on a 120,000 square-foot building. Community Development and Planning Director Darla Blazey initiated the conversation explaining her

concern that the amount of signage requested is too much, and although she is confident that the developer will have the signs nicely designed, the requested amount is substantially more than the current zoning ordinance would allow. Attorney Kaiser pointed out that the proposed numbers were modeled off PUDs in similar sized cities and the proposed square-footage was a means of planning for future needs. Board members agreed that the proposal was a huge amount; however, after much discussion back and forth, it was agreed by consensus to keep the proposed language as presented.

With no remonstrators present, Earl Schmitt made a motion recommending that the Common Council approve the PUD as presented. Secretary Berger seconded it. Motion carried 10-0.

OLD BUSINESS

Petition of City of Jasper to consider recommendation regarding adoption of the proposed Unified Development Ordinance (UDO)

Consideration to recommend approval of the proposed unified development ordinance was tabled at the November 2nd meeting following discussion between the board and remonstrators concerning proposed changes, most significantly regarding the language pertaining to the buffers between industrial developments and unimproved and unplatted zones. Attorney Kabrick also stated at the November 2nd meeting that she would research a clear definition of the terms unimproved and unplatted. After several minutes of discussion, the following language was considered.

Chapter 4 DISTRICTS

Section 4.17 LOT STANDARDS

Subsection D. LOT STANDARDS MEASUREMENTS.

9. On any lot or parcel of land in industrial districts, no structure shall be erected or maintained within a minimum of a 100-foot setback distance beginning at the zone boundary line of any: 1) adjacent improved and unplatted parcel of any residential or conservation district; 2) adjacent unimproved and platted parcel of any residential or conservation district; or 3) any parcel of agricultural district currently being used in and manner listed under Section 4.2 A. Permitted Uses, EXCEPT "Agriculture" or Section 4.2 B. Special Exceptions Uses, EXCEPT "Agriculture."

On any lot or parcel of land in industrial districts, no structure shall be erected or maintained within a minimum of a 50-foot setback distance beginning at the zone boundary line of any adjacent unimproved and unplatted parcel of any residential or conservation district.

On any lot or parcel of land in industrial districts, no structure shall be erected or maintained within a minimum of a 25-foot setback distance beginning at the zone boundary line of any adjacent unimproved and unplatted parcel of any agricultural district.

Chapter 12 DEFINITIONS

"Improved." A parcel of property is improved if it contains any of the following:

1. Any permanent structure designed for any use permitted by section 4.2 A or any special exception use listed in section 4.2 B;
2. Any utilities, intentionally installed and/or paid for by the owner of the subject property for purposes of use and/or future development.

Terry Streicher, of Streicher Construction, said he was satisfied with the revised adjustments, including the definition of the term *improved* meaning “intentionally installed and/or paid for utilities by the owner with the purpose of use or future development.”

Mike Schopmeyer, of Kahn, Dees, Donovan and Kahn, of Evansville, who was present on behalf of his client, Drew Eckert, said that although the guidelines are in the interest of his client, he wanted to voice his concerns about the board’s decision to change the 100-foot buffer between industrial and residential or agriculture zones. Attorney Schopmeyer questioned why the distance was changed from 50 to 25 feet after business owners complained. City Attorney Kabrick said there was a significant amount of thought put into the decision long before the discussion at the November 2nd meeting. Board member Dan Buck added that although he would prefer the guidelines stay the same, after seeing no residential developers or property owners at the meeting to share concerns, he came to the conclusion that the community has accepted the language regarding revised buffers.

Secretary Berger made a motion to recommend that the Common Council approve the proposed unified development ordinance, with the modifications. Nick Brames seconded it. Motion carried 10-0.

ADJOURNMENT

With no more business at hand, Nick Brames made a motion to adjourn the meeting, seconded by Lisa Schmidt Motion carried 10-0, and the meeting was adjourned at 9:07p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister